



TOWN OF CONCORD PLANNING BOARD

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FYI

MARCIA A. RASMUSSEN, PLANNING DIRECTOR

Zoning Warrant Articles

Town of Concord Planning Board Public Hearing

On Wednesday, March 4, 2009 at 7:30 p.m., the Concord Planning Board will hold a public hearing in the Alcott School Auditorium at 91 Laurel Street, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw (ZBL) proposed under Articles # 36-40, & 44 in the 2009 Annual Town Meeting Warrant.

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| Article 36 | Non-Conforming Uses & Structures – Replace the existing ZBL Section 7.1 with a new section 7.1 with language that follows the State law more closely regarding nonconforming uses and structures. |
| Article 37 | Flexible Development – Delete the existing ZBL Section 10 Planned Residential Development and replace it with a new Section 10, Flexible Development, to allow an alternative pattern of residential development. |
| Article 38 | West Concord Interim Planning Overlay District – Add a new ZBL Section 7.9 to provide a temporary zoning overlay for business and industrial zoned land in West Concord. |
| Article 39 | Site Plan Review – Amend ZBL Section 7.7 Off-street Parking, Loading, and Site Plan Requirements and Section 11 Administration by relocating the Site Plan Review criteria from Section 7.7 to Section 11 and adding a separate list of site plan review criteria for evaluating religious, educational and child care facility uses. |
| Article 40 | Residential Compound – Amend ZBL Section 8 Residential Compound to allow land or conservation restrictions to be held by a land trust in addition to the Town and to add the words "Planning Board" to clarify that the special permit is granted by the Planning Board. |
| Article 44 | Wetlands Conservancy District – Amend ZBL Section 7.3 Wetlands Conservancy District (WCD) by deleting the regulatory aspects of the WCD, but allow it to remain as a planning tool. Note that this article will be moved only if the proposed Local Wetlands Bylaw is passed. |

The complete text of the amendments may be found in the 2009 Town Meeting Warrant, or may be reviewed at the Town Clerk's Office in the Town House on Monument Square or at the Department of Planning and Land Management, 141 Keyes Road, during business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.

By Order of the Planning Board
Jeffrey W. Adams, Chairman